

**MINUTES OF THE
LAKE COUNTY PLANNING COMMISSION
December 16, 2008**

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chairman Siegel called the meeting to order at 7:02 p.m.

ROLL CALL

The following members were present: Messrs. Adams, Brotzman, Klco (alt. for D. Troy), Morse, Schaedlich, Siegel, Zondag, and Mmes. Hausch and Pesec. Staff present: Messrs. Webster, Boyd, Radachy, and Ms. Myers.

MINUTES

Mr. Morse moved and Mr. Schaedlich seconded the motion to approve the November 26, 2008 minutes as submitted.

All voted "Aye".

FINANCIAL REPORT

Ms. Hausch moved for approval of the November, 2008 Financial Report and Mr. Schaedlich seconded the motion.

All voted "Aye".

PUBLIC COMMENT

Mr. David Novak of Barrington Consultant Group and resident of Lake County commented on behalf of Mr. Webster's retirement at the end of January, 2009, that it has been a pleasure to work with Mr. Webster because he brought a lot of creditability and should be commended for all his efforts given to Lake County.

LEGAL REPORT

Mr. Robert Gambol, Asst. Prosecutor, said there was nothing to report and he also wanted to commend Mr. Webster for his services.

DIRECTOR'S REPORT

Mr. Webster reported there were two interns the Planning Commission would like to bring on staff at no charge, Fairport Harbor has asked for a contract to help review zoning in the future, and Leroy Township adopted the riparian zoning. Mr. Webster asked Mr. Boyd to comment on these items.

Mr. Jason Boyd commented that Mr. Radachy had worked the last couple of months with the Fairport Harbor Planning Commission and Council on their commercial zoning design standards and they were pleased with his work. Towards the end of this year, staff had approached Fairport Harbor about assisting them with their site plan and architectural review for a fee. A contract was drafted by staff and reviewed by the Prosecutor to begin on January 1, through December 31, 2009. This work should require no more than two to four hours a month.

Two young people who are pursuing Master Degrees were interviewed for intern positions at no cost. Mr. Boyd thought it would be a good fit considering the staffing levels of the office. One has a more technical background and could help with pending mapping projects. The other's background and strengths appear to be more in the policy and research direction, which would help us in the coastal initiative and grant research. Mr. Webster added that they would be able to use a County car with a valid driver's license and get mileage reimbursements for their cars per Mr. Margolis.

Staff has been working with the Leroy Township Zoning Commission since 2004 when their Comprehensive Plan was completed. Mr. Boyd credited them with having implemented a

good deal of the Plan. A few changes need to be made in the riparian zoning text per the previous night's meeting and this project will be completed.

Mr. Adams moved to hire two interns at no fee for a period of January 2009 to May 2009. Ms. Hausch seconded the motion.

All voted "Aye".

ANNOUNCEMENTS

There were no announcements.

SUBDIVISION REVIEW

Concord Township – Orchard Springs, Preliminary Plan, 48 Lots

Mr. Radachy explained there was a pre-application meeting held on November 24, 2008 and they are now submitting the preliminary plan for the Orchard Springs subdivision in Concord Township. The developer is Ralph Victor Construction and the Engineer/Surveyor is Barrington Consulting Group, Inc. This subdivision has 48 sublots on 38.77 acres of land with sewer and water and is zoned as R-2 RCD. It is located at the end of Orchard Road, north of Colburn, east of S.R. 44 and west of Timberlane. There will be an extension of Orchard Road and a connection to Colburn. There are a couple of streams and a small ravine in this subdivision. There were 11 preliminary plan stipulations, 11 design stipulations, two design comments, 17 technical stipulations, and 13 technical comments were submitted as follows:

Preliminary Plan Stipulations:

1. The approval of the Preliminary Plan by the Planning Commission shall be effective for maximum period of three years from the date of its approval unless Planning Commission grants an extension or subdivision is done in phases and the plat of the first phase is approved, then it is a maximum period of three years from the date of approval of the first phase. *Article III Section 3(G)*
2. This subdivision is a re-plat of Lake Erie Apple Orchard and Hillcrest #2. These subdivisions shall be referenced on the final plat. *LCPC Staff*
3. The width of the unnamed right-of-way (AKA East Orchard) needs to be shown on vacation plat or subdivision plat. *Article III Section 3(D)(1)(f)*
4. Township borders shall be shown on the final plat. *Article III Section 3(D)(1)(f)*
5. Painesville Township Local School District is now known as Riverside Local School District. *Article III Section 3(D)(1)(t)*
6. Revise item #5 under the Notes section to clarify the uses permitted, from "fee simple sublots" to "detached single-family dwellings on fee simple lots only". *Concord Twp. Trustees*
7. The minimum square footage allowed per dwelling unit shall comply with the requirements set forth in Appendix B of Section XVI of the Concord Township Zoning Resolution as follows: 1,200 sq. ft. for 1 story detached dwellings; 1,400 sq. ft. for 1 ½ story detached; and 1,600 sq. ft. for 2 story detached dwellings. *Concord Twp. Trustees*
8. Open space areas proposed in this development that do not meet the design criteria outlined in Section 16.24 C of the Concord Township Zoning Resolution include: detention ponds, areas less than 1 acre in size, and areas that have a dimension less than 25 feet in any direction. With these deductions, an estimated 17 areas (or 44%) of open space remain and can be counted toward the allowable increase in the base density, as set forth in Section 16.24 B of the Zoning Resolution. A total of 4 additional units were proposed, which is a density increase of 9 percent. *Concord Twp. Trustees*
9. A final form of covenants, deed restrictions and/or by-laws associated with the development shall be submitted to the Township for review. Ownership and maintenance of the designed open space areas shall be specified on the plat and within such covenants or deed restrictions for the development. *Concord Twp. Trustees*

10. This proposal is consistent with the Preliminary Plan approved by the Township at the time of the request for rezone from the R-1 Residential to the R-1, Residential Conservation Development (RCD) District in October 2006. However, the 12-month time frame has lapsed under which a final development plan (or initial phase of the final plan) was to be submitted to the Township for approval, as per Section 16.14 of the Zoning Resolution. Therefore, the preliminary plan for Orchard Springs shall be reapproved by the Township Trustees at a public meeting, which has been scheduled for December 17, 2008, 7:00 p.m. at Concord Town Hall. *Concord Twp. Trustees*
11. The Township questions the buildability of sublots 13 and 14 with the gas well and associated tanks located on these properties. Will access to these wells need to be maintained and, if so, where will the access drives / points be located? Identify on the plat. *Concord Twp. Trustees*

Design Stipulations:

1. Evidence that the road intersection of Victor Drive and Colburn Road meets the visibility requirements of these regulations shall be presented with the submission of any final plat in conjunction with the preliminary approval. *Article IV Section 2(B)(3)*
2. Names of new streets shall not duplicate the names of existing streets of record in Lake County. Victor Drive exists in Eastlake, Ohio. *Article IV Section 2(H)*
3. Fire hydrants shall be placed at the corners of all blocks, and at the mid-block for blocks exceeding eight hundred feet in length. There shall be a fire hydrant at the corner of Colburn Road and Victor Drive *Article V Section 11*
4. The subplot arrangement and design shall be such that all sublots will provide satisfactory and desirable building sites, properly related to topography and the character of the surrounding development. The developer shall provide information that sublots 12, 13 and 14 are buildable in relation to the presence of the gas well on the property. *Article IV Section 3(A)(1)*
5. The first hydrant located at the Orchard Road cul-de-sac to be relocated to the corner of the cul-de-sac street and Victor Drive to service both streets. Fire hydrants may be spaced no further than 500 feet apart and all hydrant steamer outlets to be outfitted with a 5" Stortz fitting. *Concord Twp. Fire Dept.*
6. Sanitary sewer easement required from Cambden Creek Estates to provide sanitary sewer outlet for Orchard Springs. *Utilities Dept.*
7. Angles along sanitary sewer easement shall not be approved. *Utilities Dept.*
8. The Stormwater easements shall be either local service drainage easements or drainage easements depending on what the facilities inside the easement drain. *Art. III Sec. 6(D)(1)(e)(h)*
9. Detention & Water Quality ponds shall have an ingress/egress easement for maintenance requirements. *Lake County Engineer*
10. Note on the plat that dwellings proposed on sublots 1, 36 and 48 shall face Victor Drive, and dwellings proposed on sublots 15 and 22 shall face Orchard Road, in order to comply with the rear yard setback requirements for dwellings in the R-2, RCD District. *Concord Twp. Trustees*
11. Final plans should show location of existing gas well and where relocated gas lines will be and how they will connect to gas lines currently under construction on Orchard Springs. *Concord Twp. Service Dept.*

Design Comment:

1. The proposed phase line shows the eastern side of the intersection of Victor Drive and

Orchard Road as a possible stub street. Stub streets are prohibited by these regulations.

2. Current plans show wetlands will be impacted by this project. Will final plans include mitigation or will lots and streets be relocated? *Concord Twp. Service Dept.*

Technical Stipulations:

1. A Storm Water Pollution Prevention Plan must be prepared for erosion and sediment control. Effective March 1, 2000, an approved Erosion and Sediment Control (ESC) Plan shall be submitted after the approval of the Preliminary Plans and obtained prior to the approval of the Improvement Drawings by the Lake County Planning Commission (Section 5 of the Lake County Erosion and Sediment Control Rules, adopted 12/21/99). ESC Plan approvals shall be obtained through the Lake County Soil and Water Conservation District. Art. IV, Sec. 3, E - Art. IV, Sec. 3, F - Art. V, Sec. 4, A - Art. V, Sec. 4, B - Art V, Sec. 4, C
2. Until plans for the subdivision are approved, properly endorsed and recorded, no improvements such as sidewalks, water supply, storm sewers, sanitary sewerage facilities, gas service, electric service or lighting, grading, paving or surfacing of streets shall hereafter be made by the owner or owners or his or their agent, or by any public service corporation at the request of such owner or owners or his or their agent. *Art. I, Sec 4, B*
3. The subdivider shall set all permanent monuments for subplot corners prior to the recording of the subdivision. *Article I Section 4(H)*
4. All permanent monuments for the centerline shall be set prior to recording of the plat or the final release of the construction surety and acceptance of the maintenance surety. *Article I Section 4(I)*
5. Any subdivision with a preliminary plan filed after 1/27/04 will be required to provide a three year maintenance bond or surety when the subdivision goes into the maintenance phase. *Article V Section 8(D)*
6. Unnamed stream flowing north from Colburn Road to Unnamed Tributary of Ellison Creek and Unnamed Tributary of Jordon Creek shall show the riparian setbacks required for these streams. *Article IV Section 3(D)*
 - a. Riparian setbacks shall be shown for all streams located within the project boundaries. Stream segments within Open Space 'A' and 'E' are not shown with riparian setbacks. *LCSWCD*
7. Ohio EPA NPDES permit for general storm water management and erosion & sediment control shall be obtained prior to the start of construction and copied to the District. *LCSWCD*
8. Complete an erosion and sediment control plan with the improvement plan drawings. *LCSWCD*
9. Please provide the District with a copy of the most updated wetland delineation report and map. Additionally, provide any U.S. Army Corps of Engineers or Ohio EPA documents that affirm the completed wetland and stream delineations at the site. *LCSWCD*
10. Distinguish the wetlands shown on the Preliminary Plan with corresponding acreages per the affirmed wetland delineation map. Also list the type of stream resource (i.e. perennial, intermittent or ephemeral) for each stream located within the project boundaries. *LCSWCD*
11. National Pollutant Discharge Elimination System (NPDES) rules require storm water discharges to receive treatment through post-construction water quality best management practices prior to discharge into wetlands and/or streams. The storm sewer system for the Victor Drive cul-de-sac area appears not to contain a post-construction storm water

quality practice prior to discharge to the unnamed tributary Ellison Creek or its adjacent wetlands. A post-construction best management practice should be designed for this area. *LCSWCD*

12. Wetland areas shown within roadways, utility easements, storm water facilities or outlet structures and proposed sublots shall be shown as impacted. Acreage of impact for each wetland shall be shown with the corresponding U.S. Army Corps of Engineers or Ohio EPA permit authority listed on the plan. *LCSWCD*
13. Fire flows must meet ISO minimum requirements for size, type and spacing for structures built. Hydrant flows must be 750 gallons per minute minimum. *Concord Twp. Fire Dept.*
14. Typical roadway section shall conform to Lake County Standards. Pavement Design shall be based on Soil Analysis and AASHTO design parameters. *Lake County Engineer*
15. Yard drains shall be provided for every subplot. *Lake County Engineer*
16. Stormwater Management shall conform to Lake County Standards and Stormwater Management Department rules and regulations. *Lake County Engineer*
17. Final plans should indicate who is responsible for retention and stormwater maintenance. *Concord Twp. Service Dept.*

Technical Comments:

1. Prior to issuance of a final Certificate of Occupancy the Lake County General Health District shall have granted final approval of a conforming water and sanitary sewerage disposal system. A final Certificate of Occupancy will not be issued by the Lake County Building Department until or unless the Building Official inspects the building or structure and finds no violations of the provisions of the 2006 Residential Code of Ohio for One, Two and Three – Family Dwellings, or other laws that are enforced by the Lake County Building

Department. **No Building or structure shall be used** or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy. *L. C. Building Department*

2. Final approval could be forthcoming when detailed construction drawings are submitted to the Lake County Department of Utilities for review and comment. *Utilities Dept.*
3. Potable water to be supplied by Painesville City per their Franchise Agreement with the Board of Lake County Commissioners. *Utilities Dept.*
4. All cul-de-sacs must be provided with a minimum diameter of 120 feet. Concord Township Fire Department will NOT approve “Stub Streets” of any length. *Concord Twp. Fire Dept.*
5. Concord Township Fire Department will require a street “name change” if it is determined one is similar to others already established in Concord Township. *Concord Twp. Fire Dept.*
6. All structures shall have approved address numbers, building numbers or building identification in accordance with the Ohio Fire Code 505.1 after completion of construction and prior to occupancy. Mailbox house numbers must be double sided. *Concord Twp. Fire Dept.*
7. Riparian setback shall be at the minimum dimension or at the edge of the wetland, whichever is greater. *Lake County Engineer*
8. Suggested that premium backfill be required for all utility trenches within zone of

influence of pavement. *Concord Twp. Service Dept.*

9. There should be no diversion of runoff water from one watershed to another. *Concord Twp. Service*
10. Plans should include defined schedule for construction of retention and stormwater measures. *Concord Twp. Service Dept.*
11. Thickness of pavement components including item 203 subgrade compaction should be on final plans. *Concord Twp. Service Dept.*
12. Streets and Fire Hydrants must be installed and operational prior to start of construction of any structures. *Concord Twp. Fire Dept.*
13. Street name signs and “No Parking on Hydrant Side of Street” signs shall be provided and installed prior to the start of construction of any structure. Street signs shall be in accordance with the Ohio Fire Code 505.2 and be double sided. Building numbers or identification must be provided during all phases of construction of a structure. *Concord Twp. Fire Dept.*

There is a discrepancy between the Township and the developer’s figures on the amount of open space. The Township says there is 44% and the developer 49%. The Township stipulated open space areas proposed in this development that do not meet the design criteria outlined in Section 16.24 C of the Concord Township Zoning Resolution include: detention of ponds, areas less than 1 acre in size, and areas that have a dimension less than 25 feet in any direction.

There was a modification on the gas well on the map in today’s handout. Initially the well was placed in an open space. It is actually located on the side lot lines between subplot 13 and 14. The well is on subplot 14 and the two tanks and the separator are on subplot 13. It does affect subplot 12 because the separator is right on the line between subplot 12 and 13. ODNR states if a house exists on the property, the well needs to be 100 feet away from the house and 100 feet away from the street; however if the well exists and the property is being subdivided there are not setbacks. This well was drilled sometime last Fall. According to Mr. David Novak, this well has already been located and tied in. The developer retains the mineral rights to the well and the leasor owns the tank. The necessary easements to the well will have to be done through the owner and the leasee of the tanks. The Subdivision Regulations do not address gas wells.

There are wetlands outside the cul-de-sac that may require wetland mitigation and fire hydrants were an issue. They need to be at the beginning, mid-point and the end of each road in the subdivision and no more than 800 feet apart. The Concord fire Department will only allow 500 feet between fire hydrants and we usually leave this up to them. A fire hydrant needs to be placed at the beginning of this subdivision on Colburn Road.

Ms. Pesec wanted to know how much of the wetlands would be impacted and Mr. Matt Scharver of the Lake County Soil and Water Conservation District said they do not know at this time. The District would like to see the wetland delineation and their impacts shown on the new map. He stated they would probably need an individual permit because they are proposing a road through the middle of the wetland.

Staff recommended approval of the Orchard Springs preliminary plan with the submitted stipulations and comments.

Mr. Schaedlich moved to approve the Orchard Springs preliminary plan with 11 preliminary plan stipulations, 11 design stipulations, two design comments, 17 technical stipulations, and 13 technical comments. Mr. Adams seconded the motion.

All voted “Aye”.

Subdivision Report

Mr. Radachy reported that the Summerwood Phase 1 subdivision construction surety for

roads was finally placed into maintenance as of December 11, 2008.

LAND USE AND ZONING REVIEW

Painesville Township – Proposed Text Amendment – Sections 5, 6.13, 11.10-11.14, 22-24, 34 and 35

Mr. Radachy explained Painesville Township submitted the following proposed text amendments:

- Section 5: Addition of new definitions.
- Section 6.13: Addition of new regulations to fence regulations.
- Sections 11.10 – 11.14: Addition of new site plan regulations and review process.
- Sections 22, 23 and 24: The B-1, B-2, and B-3 regulations have been combined into one section. Uses have been placed into a chart format. Sections 23 and 24 will be deleted from the text.
- Section 34: Architectural design standards. New chapter.
- Section 35: Landscaping design standards. New chapter.

Land Use and Zoning recommended the submitted changes to the text with some minor additional changes. They neglected to add the section number for Adult Oriented Business to Personal Services definition and there was a typographical error in Section 35.05 C.

Mr. Radachy directed the Commission members to only be concerned with the bold italic areas in the definition section and the new language in Sections 11.10 to 11.14 in Site Plan Review Standards, as well as in Sections 22, 34 and 35.

Staff stated that in Section 11.14 C 12, the text is missing the section reference. The Zoning Commission also removed the action language from the flow chart and the part of the chart showing the Zoning Inspector approval with conditions.

Sections 23 and 24 have been combined into section 22. All of the uses of those sections have been combined into one use chart, along with new uses that were defined in Section 5. All of the lot and building standards have been combined into one part of Section 22. New diagrams of standard lots and buffer lots have been added to this section. The Zoning Commission changed the lot diagrams in the original submission. The standard lot in the LUZ submission had sideline clearances of 25 feet and 15 feet. The actual standard is the total sideline clearance of 40 feet with a minimum of 10 feet on one side and 30 feet on the other. The Zoning Commission also made some grammar corrections on the purpose statement of Section 22.

Staff stated that Section 34 is the new architectural standards and Section 35 is the new landscaping standards. In the LUZ handout, Section 35 is shown as 38. Staff stated that Section 35.05 C should read “one hundred (100) square feet and not one 100 square feet.

The last issue that staff had was the fact that there were no conditions created and added to Section 12 for all the new conditional uses. Standards need to be created.

The Land Use and Zoning Committee recommended the text changes be made with the addition of adding the section reference to Section 11.14 C 12, fixing Section 35.05 C to read “one hundred (100) square feet and adding the conditions for the new conditional uses”.

Mr. Zondag stated that Section 35, Landscaping Design Standards, concerning the standards for the islands in parking lots as to size, installation, directions and locations will not be successful in the long term, they will not be able to buy trees in the suggested sizes in this area, and there will be a constant problem of replacing dead trees later on because of salt problems and the islands being too small to allow proper growth. He asked that the Township be asked to contact him at the Ohio State University Extension (OSU Extension) for assistance with information on planting tree islands professionally before their public hearing on January 12, 2009. Zoning could be set up now that would make the architects build islands for better plant survival.

Mr. Schaedlich moved to recommend approval of the submitted text changes with the changes mentioned above by the Land Use and Zoning Committee along with the additional

recommendation to seek consultation with Mr. Randy Zondag at OSU Extension for the landscape section. Mr. Klco seconded the motion.

All voted "Aye".

REPORTS OF SPECIAL COMMITTEES

The minutes for the Lake County Coastal Plan Committee were included in the handout for review.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

Lake County Subdivision Regulations Changes

The packets tonight included comments received today from the County Engineer. While making these changes to the Hillside Regulations, Mr. Radachy realized there was some information that needed to be received regarding the preliminary plans, final plat and improvement plans. He revised Article III, Section 2 C5 concerning the 15% slope indication and added hydric soil warning language on a plat. The following questions were forwarded to the Prosecutor for review and the opinions received are listed below:

1. Question: We revised the Hillside Regulations from what was originally presented. We also made some changes to Article III because of the changes in the hillside regulations. Article III contains the information needed to be submitted with a Preliminary Plan, Improvement Plan and Final Plat.

Answer: The planning commission has the authority to require a developer to dedicate land in a subdivision to open space. As early as 1956, the Ohio Attorney General interpreted R.C. 711.10 to authorize mandatory parkland dedication under certain conditions under the authority granted to the planning commission to provide "adequate and convenient open spaces for...recreation, light, and air." However, the amount of land dedicated for such purposes would have to be reasonable; one open lot for every 4 sublots, for example, probably would not be a reasonable regulation because it would dedicate 20% of the useable area to open space. Whether the developer wanted to transfer the open space to the homeowners' association would be up to the developer. As long as the designated open area was restricted from being built upon, a transfer requirement would probably not sustain a court challenge. Any attempt to include a transfer provision like this would also have to be part of the subdivision regulations and subject to the amendment process, public hearings, the commissioners' enactment, etc. However, requiring a developer to transfer real property to a governmental entity--a township or Lake Metroparks--rises to the level of a taking. It is not just ill-advised, it's probably unconstitutional. This opinion will require a change to the proposed amendments to Article III Section 7.

2. Questions: We were also requested to look our ability to require a developer to transfer open space or common space to the homeowner association, Lake Metroparks, the township, or whoever at the same time a plat is filed. We were also asked to see if we could require plat language that would warn future homeowners that there may be soils that may cause wet basements or worse. It is a way to try to make sure that home design would take soils into consideration.

Answer: The planning commission has no authority to require plat language warning of soil problems. I am forwarding to you by inter-office mail, an Ohio Attorney General's Opinion (1995 OAG 2-197) directed to Charles E. Coulson speaking to this issue exactly. Only the Board of Commissioners, through its building code, has the authority to enact regulations prohibiting builders from constructing basements in poor soil types. The Board, under the building regulations then, could require the plat language that the planning commission is seeking. Because the planning commission has no authority to enact soil regulation provisions, it has no authority to require the plat language. This opinion makes the proposed addition of Section k regarding "approved language" for hydric soils unacceptable. It is acceptable to have available to developers a study, either by the planning commission or by the soil and water district, containing

information regarding hydric soils in the area. (There is a brief discussion in the OAG opinion of Issue No. 1, above.)

Language regarding the above determined to be out of our jurisdiction has been struck out of Article III in the handout tonight.

A letter could be sent to the County Commissioners asking that they consider requesting the hydric soil language being added onto the plat. If they were to approve this, it could become a part of the Lake County Building Code.

Ms. Pesec moved to set a public hearing on Article III changes in the Subdivision Regulations at 6:30 p.m. before the January 27, 2009 meeting. Mr. Schaedlich seconded the motion.

All voted "Aye".

Mr. Schaedlich moved to recommend the staff write a letter to the County Commissioners encouraging them to put language regarding hydric soils on the plat, especially in reference to potential flooding basements, through the sediment and erosion regulations or the County Building Department regulations and to request a meeting to present this issue to discuss if this might be done. Ms. Pesec seconded the motion.

All voted "Aye".

REPORTS OF SPECIAL COMMITTEE

Minutes from the last Lake County Coastal Plan Committee meeting were in the handout.

CORRESPONDENCE

There was no correspondence

NEW BUSINESS

Appointment of Officer Nominating Committee

Chairman Siegel appointed Ms. Pesec, Mr. Morse and Ms. Hausch to be on the Nominating Committee and they accepted.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Mr. Morse moved to adjourn the meeting and Ms. Hausch seconded the motion.

All voted "Aye".

The meeting adjourned at 8:03 p.m.